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Idaho Construction Report

Volume 39, Number 9

Dr. Kelly K. Matthews—Economist

September 1992

Idaho's new construction activity remained strong in September despite a weak month in new commercial construction. Total valuation rose 10.8 percent above last year and 1.6 percent higher than in August. The $8.8 million in nonresidential, commercial valuation was the lowest monthly total since February. Nevertheless, the 1992 nine-month cumulative in new commercial construction valuation was 25 percent above the same 1991 period and only 1.2 percent below the 1990 nine-month total. The following areas had new nonresidential construction valuation exceeding $1 million in September: Kootenai County Uninc., $1.0 million; Caldwell, $1.3 million; and Pocatello, $1.2 million.

The 250 multi-family dwelling-unit permits issued in September accounted for the largest monthly total since the 270 units issued in October 1991. September's total apartment permits amounted to 49 percent of the 510 single-family permits compared with 28 percent for the first nine months and 24 percent for all of 1991. The month's apartment-unit permits were concentrated in the following cities: Idaho Falls, 95; Boise, 94; and Coeur d'Alene, 31. The average multi-family permit value in the 1992 January-September period was $37,800, down very slightly from $38,300 last year.

New single-family residential construction held solid in September, with 510 permits comparing favorably with 530 in August and 521 in July. Fixed-rate conventional mortgage rates have recently risen ½ percentage point and bond-market investors have been uncertain in their decisions. The political climate will remain unsettled even after the election, as the winner positions his victory into a program of action for Congress. By the 1993 first quarter, the election's near-term economic implications should become clear, and the bond market may feel more confidence.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in September was $83,242,720, or 10.8 percent above September 1991. *NEW RESIDENTIAL CONSTRUCTION* for 888 new dwelling units totaled $55,504,392, up 49.7 percent in number and a gain of 38.9 percent in value compared with a year ago. Included in the new residential permits were 510 single-family, 250 multi-family, and 128 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* with a valuation of $8,841,686 dropped 43.8 percent from September 1991, while *ALTERATIONS AND REPAIRS* totaling $18,896,642 declined 2.8 percent.

Building Permit Construction Summary

	September	% Chg	Nine Months	% Chg
Total New Dwelling Units	888	+ 49.7	6,785	+ 43.2
Single-Family	510	+ 18.3	4,668	+ 35.9
Multi-Family	250	+ 346.4	1,294	+117.8
Mobile Homes	128	+ 20.8	823	+ 16.2
Total Residential Value	$ 55,504,392	+ 38.9	$ 480,434,546	+ 43.3
Single-Family	45,301,372	+ 21.2	424,126,399	+ 38.4
Multi-Family	9,067,199	+ 381.5	48,877,011	+ 114.7
Mobile Homes	1,135,821	+ 61.6	7,426,136	+ 20.4
Nonresidential Value	8,841,686	- 43.8	150,941,781	+ 24.5
Alterations & Repair Value	18,896,642	- 2.8	197,634,395	+ 44.3
TOTAL CONSTRUCTION VALUE	**$ 83,242,720**	**+ 10.8**	**$ 829,010,722**	**+ 39.7**

IDAHO CONSTRUCTION REPORT

SEPTEMBER 1992

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	6	$5,000	$0	$28,800	$33,800
Coeur d'Alene	53	86	2,627,111	450,014	815,948	3,893,073
Kootenai County Un	69	157	5,320,064	1,007,028	273,853	6,600,945
Craigmont	0	1	0	0	1,000	1,000
Grangeville	1	19	70,829	15,457	43,961	130,247
Lewiston	9	78	651,561	652,616	324,908	1,629,085
Nez Perce County Un	1	7	95,300	250,000	33,362	378,662
Moscow	6	49	609,000	0	169,779	778,779
Latah County Un	11	26	235,845	40,209	24,030	300,084
Orofino	0	9	0	84,590	72,345	156,935
Osburn	0	10	0	0	25,455	25,455
Sandpoint	3	23	273,349	0	134,400	407,749
St. Maries	2	9	17,000	0	8,460	25,460
Post Falls*	33	66	2,792,038	10,080	197,295	2,999,413
TOTAL NORTHERN	**189**	**546**	**$12,697,097**	**$2,509,994**	**$2,153,596**	**$17,360,687**
Boise City	176	1,537	$11,945,774	$770,427	$9,026,695	$21,742,896
Meridian	63	95	4,809,262	0	321,937	5,131,199
Ada County Un	74	153	5,793,800	22,881	386,262	6,202,943
Caldwell	4	26	273,508	1,283,937	442,492	1,999,937
Canyon County Un	55	89	2,742,121	454,894	473,693	3,670,708
Nampa	53	79	3,374,153	19,900	150,339	3,544,392
Emmett	6	48	493,446	11,996	169,243	674,685
Gooding			NO PERMITS ISSUED			0
Hailey	6	18	678,510	112,680	122,320	913,510
Ketchum	0	12	0	745,000	721,350	1,466,350
Sun Valley	1	10	155,000	0	93,113	248,113
Blaine County Un	5	19	1,095,500	128,250	249,700	1,473,450
Jerome	4	11	0	0	445,744	445,744
Mountain Home	8	16	457,420	0	12,367	469,787
Payette	2	10	128,500	22,990	48,049	199,539
Shoshone	0	1	0	0	3,200	3,200
Twin Falls City	18	50	1,172,066	137,158	738,130	2,047,354
Twin Falls County Un	9	20	212,348	0	115,146	327,494
Weiser	1	1	106,000	0	0	106,000
TOTAL SOUTHWESTERN	**485**	**2,195**	**$33,437,408**	**$3,710,113**	**$13,519,780**	**$50,667,301**
Blackfoot	2	11	$134,000	$500	$14,000	$148,500
Bingham County Un	15	28	724,500	161,000	70,807	956,307
Idaho Falls	113	109	4,058,100	645,930	607,151	5,311,181
Ammon	1	4	123,745	0	18,036	141,781
Bonneville County Un	22	47	1,495,942	166,860	110,307	1,773,109
Rexburg	2	7	156,400	8,000	23,347	187,747
Rigby			NO PERMITS ISSUED			0
Jefferson County Un	11	27	304,115	90,385	12,300	406,800
Salmon	2	7	48,500	15,000	76,400	139,900
Lemhi County Un	3	17	0	19,000	96,100	115,100
St. Anthony	0	13	0	100,000	193,100	293,100
TOTAL EASTERN	**171**	**270**	**$7,045,302**	**$1,206,675**	**$1,221,548**	**$9,473,525**
American Falls	1	2	$44,000	$0	$5,000	$49,000
Power County Un	2	3	135,000	4,000	0	139,000
Burley	4	11	264,443	5,000	100,300	369,743
Chubbuck	9	9	494,500	0	0	494,500
Montpelier	0	3	0	4,000	0	4,000
Pocatello	11	50	769,100	1,240,800	593,850	2,603,750
Bannock County Un	5	15	291,710	25,000	54,070	370,780
Preston	7	6	203,000	0	53,333	256,333
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	9	0	58,800	100,304	159,104
Minidoka County Un	4	23	122,832	25,008	1,087,861	1,235,701
Soda Springs	0	3	0	52,296	7,000	59,296
TOTAL SOUTHEASTERN	**43**	**134**	**$2,324,585**	**$1,414,904**	**$2,001,718**	**$5,741,207**
TOTAL 56 LOCATIONS	**888**	**3,145**	**$55,504,392**	**$8,841,686**	**$18,896,642**	**$83,242,720**

**Post Falls has replaced Benewah County.*

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

NINE MONTHS CUMULATIVE 1992

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Banners Ferry	5	33	$265,000	$709,900	$287,550	$1,262,450
Coeur d'Alene	389	637	23,255,526	6,932,500	7,456,509	37,644,535
Kootenai County Un	462	982	35,012,247	5,747,687	2,484,651	43,244,585
Craigmont	1	7	51,000	40,000	7,700	98,700
Grangeville	9	90	538,785	54,966	341,723	935,474
Lewiston	98	815	7,792,982	4,443,892	6,251,474	18,488,348
Nez Perce County Un	16	79	1,283,418	2,933,945	378,230	4,595,593
Moscow	153	362	7,528,985	4,531,900	2,448,253	14,509,138
Latah County Un	91	176	2,406,915	369,962	444,444	3,221,321
Orofino	10	91	535,900	130,840	580,586	1,247,326
Osburn	2	46	0	35,099	144,763	179,862
Sandpoint	76	173	3,494,173	1,299,474	1,543,975	6,337,622
St. Maries	15	86	394,831	541,909	545,489	1,482,229
Post Falls*	309	559	23,399,865	7,904,175	1,923,465	33,227,505
TOTAL NORTHERN	**1,636**	**4,136**	**$105,959,627**	**$35,676,249**	**$24,838,812**	**$166,474,688**
Boise City	1,393	13,520	$112,719,121	$21,296,556	$107,577,913	$241,593,590
Meridian	555	884	41,387,351	2,287,128	3,149,135	46,823,614
Ada County Un	535	1,202	45,788,528	1,745,446	8,932,415	56,466,389
Caldwell	97	162	4,512,754	1,617,269	1,259,230	7,389,253
Canyon County Un	475	685	28,027,157	5,564,541	4,858,602	38,450,300
Nampa	253	574	15,731,673	4,071,231	2,158,742	21,961,646
Emmett	40	386	3,033,751	2,147,107	1,266,909	6,447,767
Gooding	4	20	143,500	46,770	162,899	353,169
Hailey	122	183	8,836,660	2,452,525	1,573,009	12,862,194
Ketchum	12	105	6,090,000	6,095,000	4,972,895	17,157,895
Sun Valley	10	62	3,042,493	0	1,097,152	4,139,645
Blaine County Un	59	146	13,753,250	790,350	2,755,150	17,298,750
Jerome	14	77	416,561	5,100	626,634	1,048,295
Mountain Home	43	147	2,085,647	110,976	624,450	2,821,073
Payette	14	60	704,750	543,640	211,030	1,459,420
Shoshone	1	12	48,000	0	68,575	116,575
Twin Falls City	172	430	12,027,052	12,202,128	4,764,573	28,993,753
Twin Falls County Un	83	151	3,727,848	194,156	769,980	4,691,984
Weiser	12	26	907,500	500,700	152,700	1,560,900
TOTAL SOUTHWESTERN	**3,894**	**18,832**	**$302,983,596**	**$61,670,623**	**$146,981,993**	**$511,636,212**
Blackfoot	23	61	$1,258,616	$3,273,372	$296,699	$4,828,687
Bingham County Un	123	206	4,792,867	2,671,399	518,815	7,983,081
Idaho Falls	397	864	21,588,806	21,407,541	5,633,816	48,630,163
Ammon	30	56	2,619,887	400,577	117,511	3,137,975
Bonneville County Un	148	309	10,768,987	1,603,335	1,725,819	14,098,141
Rexburg	32	81	2,866,884	10,011,834	4,754,567	17,633,285
Rigby	8	28	600,700	0	104,400	705,100
Jefferson County Un	120	240	4,602,600	1,348,790	341,425	6,292,815
Salmon	10	50	88,500	26,000	400,435	514,935
Lemhi County Un	36	98	550,300	1,318,000	492,856	2,361,156
St. Anthony	3	37	110,000	135,000	271,950	516,950
TOTAL EASTERN	**930**	**2,030**	**$49,848,147**	**$42,195,848**	**$14,658,293**	**$106,702,288**
American Falls	9	29	$204,600	$143,500	$40,600	$388,700
Power County Un	16	29	1,064,000	414,500	191,800	1,670,300
Burley	18	62	1,292,278	5,327,004	345,856	6,965,138
Chubbuck	36	67	2,341,896	312,822	290,073	2,944,791
Montpelier	5	47	166,000	197,640	89,100	452,740
Pocatello	122	422	10,047,590	2,651,439	6,031,929	18,730,958
Bannock County Un	46	123	3,055,380	670,445	997,730	4,723,555
Preston	26	33	1,353,300	58,000	124,159	1,535,459
Franklin County Un	5	5	344,000	0	0	344,000
Rupert	6	91	190,846	968,686	1,056,399	2,215,931
Minidoka County Un	34	122	1,472,286	597,729	1,866,343	3,936,358
Soda Springs	2	32	111,000	57,296	121,308	289,604
TOTAL SOUTHEASTERN	**325**	**1,062**	**$21,643,176**	**$11,399,061**	**$11,155,297**	**$44,197,534**
TOTAL 56 LOCATIONS	**6,785**	**26,060**	**$480,434,546**	**$150,941,781**	**$197,634,395**	**$829,010,722**

*Post Falls has replaced Benewah County.

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

SEPTEMBER 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	7	$56,000	$135,000	$31,000	$222,000
Coeur d'Alene	27	91	1,685,194	577,869	617,360	2,880,402
Kootenai County Un	56	131	3,274,131	1,178,258	256,542	4,708,931
Craigmont	0	2	0	0	8,920	8,920
Grangeville	0	8	0	35,000	22,804	57,804
Lewiston	7	76	350,248	89,503	220,996	660,747
Nez Perce County Un	3	9	316,420	717,397	15,791	1,049,608
Moscow	8	51	453,184	0	459,548	912,732
Latah County Un	8	18	85,836	183,979	25,438	295,253
Orofino	0	21	0	0	72,800	72,800
Osburn	0	12	0	20,253	28,448	48,701
Sandpoint	10	27	316,330	75,000	83,273	474,603
St. Maries	1	9	8,500	10,163	21,687	40,350
Post Falls*	20	55	1,417,485	105,000	651,241	2,173,726
TOTAL NORTHERN	141	517	$7,963,328	$3,127,392	$2,515,857	$13,606,577
Boise City	117	1,347	$8,424,408	$325,000	$11,452,009	$20,201,417
Meridian	40	76	2,672,980	0	245,927	2,918,907
Ada County Un	57	139	4,413,399	928,188	436,898	5,778,485
Caldwell	4	11	197,268	273,000	26,228	496,496
Canyon County Un	43	72	2,670,743	877,582	74,427	3,622,752
Nampa	14	58	986,653	928,000	341,809	2,256,462
Emmett	6	47	529,006	0	242,664	771,720
Gooding			NO PERMITS ISSUED			0
Hailey	6	17	442,430	56,470	40,900	539,800
Ketchum	3	17	1,210,000	0	329,202	1,539,202
Sun Valley	1	12	400,000	0	423,500	823,500
Blaine County Un	6	13	1,811,500	12,000	201,500	2,025,000
Jerome	1	9	89,000	2,200	22,890	114,090
Mountain Home	6	20	213,654	0	40,240	253,894
Payette	1	7	3,100	23,900	11,000	38,000
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	14	56	878,069	5,850,806	1,733,609	8,462,484
Twin Falls County Un	9	13	389,556	18,345	20,000	427,901
Weiser	1	4	65,000	0	5,000	70,000
TOTAL SOUTHWESTERN	329	1,918	$25,396,816	$9,295,491	$15,647,803	$50,340,110
Blackfoot	1	5	$65,000	$177,700	$2,500	$245,200
Bingham County Un	14	19	468,000	336,615	34,000	838,615
Idaho Falls	23	81	1,417,950	461,650	330,313	2,209,913
Ammon	3	7	300,009	16,865	8,475	325,349
Bonneville County Un	18	39	994,434	476,170	66,905	1,537,509
Rexburg	10	10	385,413	102,000	30,065	517,478
Rigby	0	1	0	0	7,000	7,000
Jefferson County Un	8	25	377,338	284,236	23,600	685,174
Salmon	2	4	0	0	7,924	7,924
Lemhi County Un	7	17	121,049	2,500	46,300	169,849
St. Anthony	0	5	0	0	113,975	113,975
TOTAL EASTERN	86	213	$4,129,193	$1,857,736	$671,057	$6,657,986
American Falls	1	4	$90,000	$0	$1,500	$91,500
Power County Un	2	8	166,000	120,500	5,500	292,000
Burley	5	8	396,700	1,000	8,000	405,700
Chubbuck	1	6	500	0	231,869	232,369
Montpelier	1	8	57,000	0	24,950	81,950
Pocatello	17	54	1,242,713	1,234,120	211,051	2,687,884
Bannock County Un	4	9	251,192	11,000	31,336	293,528
Preston	1	4	65,000	28,466	15,600	109,066
Franklin County Un	1	1	20,000	0	0	20,000
Rupert	1	12	20,000	0	25,488	45,488
Minidoka County Un	3	13	161,800	53,116	47,074	261,990
Soda Springs	0	3	0	0	5,850	5,850
TOTAL SOUTHEASTERN	37	130	$2,470,905	$1,448,202	$608,218	$4,527,325
TOTAL 56 LOCATIONS	593	2,778	$39,960,242	$15,728,821	$19,442,935	$75,131,998

*Post Falls has replaced Benewah County.

Source: FSBI, NA

IDAHO CONSTRUCTION REPORT

NINE MONTHS CUMULATIVE 1991

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ADD, ALT & REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	3	25	$176,000	$135,000	$164,450	$475,450
Coeur d'Alene	242	654	16,029,590	7,179,590	5,430,903	28,640,083
Kootenai County Un	378	899	24,504,401	7,999,315	2,308,966	34,812,682
Craigmont	1	8	39,900	11,000	17,920	68,820
Grangeville	1	90	88,232	154,234	558,805	801,271
Lewiston	65	782	4,458,743	2,705,585	8,274,894	15,439,222
Nez Perce County Un	20	84	1,612,319	13,076,289	542,461	15,231,069
Moscow	52	305	3,657,312	0	1,877,691	5,535,003
Latah County Un	49	112	2,127,366	256,735	422,645	2,806,746
Orofino	3	120	113,000	12,000	371,530	496,530
Osburn	0	55	0	42,066	126,647	168,713
Sandpoint	38	120	1,903,598	862,400	1,140,806	3,906,804
St. Maries	10	80	171,900	123,439	361,363	656,702
Post Falls*	175	387	12,159,637	5,068,830	1,665,909	18,894,376
TOTAL NORTHERN	1,037	3,721	$67,041,998	$37,626,483	$23,264,990	$127,933,471
Boise City	951	11,396	$76,130,901	$12,540,169	$61,555,518	$150,226,588
Meridian	336	586	21,430,104	5,132,971	1,661,080	28,224,155
Ada County Un	433	1,094	35,486,697	3,517,990	6,039,987	45,044,674
Caldwell	31	119	1,799,525	3,805,359	1,943,434	7,548,318
Canyon County Un	300	510	18,611,167	5,645,290	2,010,977	26,267,434
Nampa	178	548	11,174,692	3,892,642	4,121,346	19,188,680
Emmett	34	302	2,852,406	566,846	1,828,164	5,247,416
Gooding	6	17	213,037	6,000	123,250	342,287
Hailey	82	210	6,475,153	1,552,505	603,265	8,630,923
Ketchum	25	110	6,842,000	2,574,000	2,820,252	12,236,252
Sun Valley	10	79	3,408,500	13,000	2,486,130	5,907,630
Blaine County Un	65	138	15,561,163	1,043,782	1,773,100	18,378,045
Jerome	3	60	184,000	32,300	181,168	397,468
Mountain Home	15	107	557,480	27,000	281,406	865,886
Payette	17	49	529,070	3,804,033	856,663	5,189,766
Shoshone	6	13	237,000	59,000	16,945	312,945
Twin Falls City	114	369	9,243,899	9,302,539	5,694,734	24,241,172
Twin Falls County Un	51	104	1,661,911	121,029	711,598	2,494,538
Weiser	2	43	95,000	260,140	154,698	509,838
TOTAL SOUTHWESTERN	2,659	15,854	$212,493,705	$53,896,595	$94,863,715	$361,254,015
Blackfoot	12	44	$829,000	$509,450	$450,000	$1,788,450
Bingham County Un	106	178	3,862,368	1,034,605	974,880	5,871,853
Idaho Falls	274	833	19,436,715	3,385,289	7,419,407	30,241,411
Ammon	18	47	1,557,562	10,935,357	339,995	12,832,914
Bonneville County Un	133	286	8,267,090	3,362,113	1,129,717	12,758,920
Rexburg	130	56	4,405,506	296,689	859,065	5,561,260
Rigby	6	26	338,800	68,900	287,400	695,100
Jefferson County Un	90	209	3,351,761	1,231,554	291,100	4,874,415
Salmon	13	54	30,000	1,000	1,014,546	1,045,546
Lemhi County Un	45	123	628,549	103,550	517,839	1,249,938
St. Anthony	2	35	85,000	0	204,325	289,325
TOTAL EASTERN	829	1,891	$42,792,351	$20,928,507	$13,488,274	$77,209,132
American Falls	11	27	$357,000	$113,000	$70,500	$540,500
Power County Un	15	35	684,500	413,500	46,000	1,144,000
Burley	9	33	625,200	464,300	241,000	1,330,500
Chubbuck	13	56	677,381	2,218,435	935,689	3,831,505
Montpelier	1	49	57,000	30,000	178,843	265,843
Pocatello	85	351	6,558,902	2,790,833	2,289,957	11,639,692
Bannock County Un	32	90	2,157,817	276,792	448,992	2,883,601
Preston	5	18	403,000	532,466	54,000	989,466
Franklin County Un	6	7	248,000	0	500	248,500
Rupert	7	86	222,942	8,360	441,626	672,928
Minidoka County Un	27	103	895,488	1,854,205	532,341	3,282,034
Soda Springs	2	37	97,440	70,000	138,091	305,531
TOTAL SOUTHEASTERN	213	892	$12,964,670	$8,771,891	$5,377,539	$27,134,100
TOTAL 56 LOCATIONS	4,738	22,358	$335,312,724	$121,223,476	$136,994,518	$593,530,718

*Post Falls has replaced Benewah County.

Source: FSBI, NA

NEW RESIDENTIAL UNITS

SEPTEMBER 1992

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	1	$5,000
Coeur d'Alene	22	1,468,856	31	1,158,255	0	0
Kootenai County Un	46	5,320,064	0	0	23	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville	1	70,829	0	0	0	0
Lewiston	6	548,561	0	0	3	103,000
Nez Perce Co Un	1	95,300	0	0	0	0
Moscow	6	609,000	0	0	0	0
Latah County Un	3	235,845	0	0	8	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	3	273,349	0	0	0	0
St. Maries	0	0	0	0	2	17,000
Post Falls*	27	2,405,848	6	386,190	0	0
TOTAL NORTHERN	115	$11,027,652	37	$1,544,445	37	$125,000
Boise City	82	$8,513,474	94	$3,432,300	0	$0
Meridian	55	4,463,662	4	205,600	4	140,000
Ada County Un	60	5,784,800	0	0	14	9,000
Caldwell	4	273,508	0	0	0	0
Canyon County Un	35	2,440,771	0	0	20	301,350
Nampa	37	2,581,809	14	792,344	2	0
Emmett	6	493,446	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	6	678,510	0	0	0	0
Ketchum			NO NEW	RESIDENTIAL		
Sun Valley	1	155,000	0	0	0	0
Blaine County Un	4	1,092,000	0	0	1	3,500
Jerome	0	0	0	0	4	0
Mountain Home	7	457,420	0	0	1	0
Payette	2	128,500	0	0	0	0
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	14	1,163,010	0	0	4	9,056
Twin Falls County Un	2	193,748	0	0	7	18,600
Weiser	1	106,000	0	0	0	0
TOTAL SOUTHWESTERN	316	$28,525,658	112	$4,430,244	57	$481,506
Blackfoot	2	$134,000	0	$0	0	$0
Bingham County Un	8	647,000	0	0	7	77,500
Idaho Falls	17	1,105,990	95	2,947,510	1	4,600
Ammon	1	123,745	0	0	0	0
Bonneville County Un	15	1,290,842	0	0	7	205,100
Rexburg	2	156,400	0	0	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	3	190,000	0	0	8	114,115
Salmon	0	0	0	0	2	48,500
Lemhi County Un	0	0	0	0	3	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	48	$3,647,977	95	$2,947,510	28	$449,815
American Falls	0	$0	0	$0	1	$44,000
Power County Un	2	135,000	0	0	0	0
Burley	4	264,443	0	0	0	0
Chubbuck	8	493,000	0	0	1	1,500
Montpelier			NO NEW	RESIDENTIAL		
Pocatello	11	769,100	0	0	0	0
Bannock County Un	4	291,710	0	0	1	0
Preston	1	58,000	6	145,000	0	0
Franklin County Un			NO NEW	RESIDENTIAL		
Rupert			NO NEW	RESIDENTIAL		
Minidoka County Un	1	88,832	0	0	3	34,000
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	31	$2,100,085	6	$145,000	6	$79,500
TOTAL 56 LOCATIONS	510	$45,301,372	250	$9,067,199	128	$1,135,821

**Post Falls has replaced Benewah County.*

Souce: FSBI, NA

NEW RESIDENTIAL UNITS

NINE MONTHS 1992

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$220,000	0	$0	2	$45,000
Coeur d'Alene	194	15,394,887	195	7,860,639	0	0
Kootenai County Un	310	35,012,247	0	0	152	0
Craigmont	1	51,000	0	0	0	0
Grangeville	6	418,673	0	0	3	120,112
Lewiston	61	5,645,965	20	1,425,983	17	721,034
Nez Perce Co Un	16	1,283,418	0	0	0	0
Moscow	47	4,258,426	106	3,270,559	0	0
Latah County Un	31	2,406,915	0	0	60	6
Orofino	4	281,000	0	0	6	254,900
Osburn	0	0	0	0	2	0
Sandpoint	34	2,504,673	34	986,000	8	3,500
St. Maries	3	238,391	2	49,440	10	107,000
Post Falls*	250	20,690,895	57	2,664,970	2	44,000
TOTAL NORTHERN	**960**	**$88,406,490**	**414**	**$16,257,591**	**262**	**$1,295,546**
Boise City	953	$97,350,347	440	$15,368,774	0	$0
Meridian	528	40,599,360	6	323,369	21	464,622
Ada County Un	456	45,720,396	0	0	79	68,132
Caldwell	41	2,465,162	54	2,047,592	2	0
Canyon County Un	328	24,357,563	60	2,361,621	87	1,307,973
Nampa	207	13,832,538	36	1,892,135	10	7,000
Emmett	39	3,017,227	1	16,524	0	0
Gooding	2	143,500	0	0	2	0
Hailey	59	5,867,025	63	2,969,635	0	0
Ketchum	12	6,090,000	0	0	0	0
Sun Valley	10	3,042,493	0	0	0	0
Blaine County Un	58	13,749,750	0	0	1	3,500
Jerome	5	382,561	0	0	9	34,000
Mountain Home	37	2,077,147	0	0	6	8,500
Payette	9	641,500	2	55,000	3	8,250
Shoshone	1	48,000	0	0	0	0
Twin Falls City	126	10,714,598	30	1,293,890	16	18,564
Twin Falls County Un	38	3,709,248	0	0	45	18,600
Weiser	11	872,500	0	0	1	35,000
TOTAL SOUTHWESTERN	**2,920**	**$274,680,915**	**692**	**$26,328,540**	**282**	**$1,974,141**
Blackfoot	18	$1,174,616	4	$80,000	1	$4,000
Bingham County Un	56	4,000,756	0	0	67	792,111
Idaho Falls	221	16,278,070	163	5,148,950	13	161,786
Ammon	29	2,619,387	0	0	1	500
Bonneville County Un	102	9,681,540	0	0	46	1,087,447
Rexburg	31	2,482,444	1	379,440	0	0
Rigby	8	600,700	0	0	0	0
Jefferson County Un	52	3,610,981	0	0	68	991,619
Salmon	1	40,000	0	0	9	48,500
Lemhi County Un	18	544,300	0	0	18	6,000
St. Anthony	2	92,000	0	0	1	18,000
TOTAL EASTERN	**538**	**$41,124,794**	**168**	**$5,608,390**	**224**	**$3,109,963**
American Falls	1	$36,000	0	$0	8	$168,600
Power County Un	10	962,000	0	0	6	102,000
Burley	16	1,153,278	2	139,000	0	0
Chubbuck	35	2,340,396	0	0	1	1,500
Montpelier	5	166,000	0	0	0	0
Pocatello	114	9,729,100	8	318,490	0	0
Bannock County Un	35	2,946,558	0	0	11	108,822
Preston	16	1,128,300	10	225,000	0	0
Franklin County Un	4	300,000	0	0	1	44,000
Rupert	2	150,908	0	0	4	39,938
Minidoka County Un	10	890,660	0	0	24	581,626
Soda Springs	2	111,000	0	0	0	0
TOTAL SOUTHEASTERN	**250**	**$19,914,200**	**20**	**$682,490**	**55**	**$1,046,486**
TOTAL 56 LOCATIONS	**4,668**	**$424,126,399**	**1,294**	**$48,877,011**	**823**	**$7,426,136**

**Post Falls has replaced Benewah County.*

Souce: FSBI, NA

NEW RESIDENTIAL UNITS

SEPTEMBER 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$56,000	0	$0	0	$0
Coeur d'Alene	24	1,549,994	3	135,200	0	0
Kootenai County Un	32	3,126,997	2	147,134	22	0
Craigmont			NO NEW	RESIDENTIAL		
Grangeville			NO NEW	RESIDENTIAL		
Lewiston	4	246,799	0	0	3	103,449
Nez Perce Co Un	3	316,420	0	0	0	0
Moscow	4	336,184	4	117,000	0	0
Latah County Un	1	85,836	0	0	7	0
Orofino			NO NEW	RESIDENTIAL		
Osburn			NO NEW	RESIDENTIAL		
Sandpoint	3	312,930	0	0	7	3,400
St. Maries	0	0	0	0	1	8,500
Post Falls*	16	1,245,721	4	171,764	0	0
TOTAL NORTHERN	88	$7,276,881	13	$571,098	40	$115,349
Boise City	93	$7,798,998	24	$625,410	0	$0
Meridian	35	2,586,480	0	0	5	86,500
Ada County Un	45	4,409,099	0	0	12	4,300
Caldwell	4	197,268	0	0	0	0
Canyon County Un	30	2,439,543	0	0	13	231,200
Nampa	12	851,383	2	135,270	0	0
Emmett	6	529,056	0	0	0	0
Gooding			NO NEW	RESIDENTIAL		
Hailey	4	332,010	2	110,420	0	0
Ketchum	3	1,210,000	0	0	0	0
Sun Valley	1	400,000	0	0	0	0
Blaine County Un	6	1,811,500	0	0	0	0
Jerome	1	89,000	0	0	0	0
Mountain Home	4	213,654	0	0	2	0
Payette	0	0	0	0	1	3,100
Shoshone			NO NEW	RESIDENTIAL		
Twin Falls City	9	711,714	4	165,595	1	760
Twin Falls County Un	5	389,556	0	0	4	0
Weiser	1	65,000	0	0	0	0
TOTAL SOUTHWESTERN	259	$24,034,261	32	$1,036,695	38	$325,860
Blackfoot	1	$65,000	0	$0	0	$0
Bingham County Un	5	388,000	0	0	9	80,000
Idaho Falls	19	1,388,950	0	0	4	29,000
Ammon	3	300,009	0	0	0	0
Bonneville County Un	13	860,534	2	100,000	3	33,900
Rexburg	1	209,913	9	175,500	0	0
Rigby			NO NEW	RESIDENTIAL		
Jefferson County Un	4	279,263	0	0	4	98,075
Salmon	0	0	0	0	2	0
Lemhi County Un	3	121,049	0	0	4	0
St. Anthony			NO NEW	RESIDENTIAL		
TOTAL EASTERN	49	$3,612,718	11	$275,500	26	$240,975
American Falls	1	$90,000	0	$0	0	$0
Power County Un	2	166,000	0	0	0	0
Burley	5	396,700	0	0	0	0
Chubbuck	0	0	0	0	1	500
Montpelier	1	57,000	0	0	0	0
Pocatello	17	1,242,713	0	0	0	0
Bannock County Un	4	251,192	0	0	0	0
Preston	1	65,000	0	0	0	0
Franklin County Un	1	20,000	0	0	0	0
Rupert	0	0	0	0	1	20,000
Minidoka County Un	3	161,800	0	0	0	0
Soda Springs			NO NEW	RESIDENTIAL		
TOTAL SOUTHEASTERN	35	$2,450,405	0	$0	2	$20,500
TOTAL 56 LOCATIONS	431	$37,374,265	56	$1,883,293	106	$702,684

*Post Falls has replaced Benewah County.

Souce: FSBI, NA

NEW RESIDENTIAL UNITS

NINE MONTHS 1991

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	3	$176,000	0	$0	0	$0
Coeur d'Alene	169	12,769,044	73	3,260,546	0	0
Kootenai County Un	240	23,782,630	10	721,771	128	0
Craigmont	0	0	0	0	1	39,900
Grangeville	1	88,232	0	0	0	0
Lewiston	47	3,723,881	5	286,301	13	448,561
Nez Perce Co Un	18	1,586,391	2	25,928	0	0
Moscow	36	3,165,355	16	491,957	0	0
Latah County Un	22	2,127,366	0	0	27	0
Orofino	2	113,000	0	0	1	0
Osburn	0	0	0	0	0	0
Sandpoint	24	1,873,148	2	25,000	12	5,450
St. Maries	0	0	0	0	10	171,900
Post Falls*	136	11,226,615	36	932,022	3	1,000
TOTAL NORTHERN	**698**	**$60,631,662**	**144**	**$5,743,525**	**195**	**$666,811**
Boise City	749	$69,595,745	202	$6,535,156	0	$0
Meridian	298	20,668,136	6	274,367	32	487,601
Ada County Un	360	35,458,177	0	0	73	28,520
Caldwell	30	1,799,525	0	0	1	0
Canyon County Un	214	17,439,890	0	0	86	1,171,277
Nampa	144	10,050,618	22	1,120,274	12	3,800
Emmett	34	2,852,406	0	0	0	0
Gooding	2	136,037	2	71,000	2	6,000
Hailey	50	4,567,953	32	1,907,200	0	0
Ketchum	15	5,787,000	10	1,055,000	0	0
Sun Valley	10	3,408,500	0	0	0	0
Blaine County Un	65	15,561,163	0	0	0	0
Jerome	2	177,000	0	0	1	7,000
Mountain Home	11	557,480	0	0	4	0
Payette	7	335,470	8	180,500	2	13,100
Shoshone	2	57,000	0	0	4	180,000
Twin Falls City	90	8,250,847	16	986,757	8	6,295
Twin Falls County Un	24	1,661,911	0	0	27	0
Weiser	1	65,000	0	0	1	30,000
TOTAL SOUTHWESTERN	**2,108**	**$198,429,858**	**298**	**$12,130,254**	**253**	**$1,933,593**
Blackfoot	12	$829,000	0	$0	0	$0
Bingham County Un	47	2,991,768	0	0	59	870,600
Idaho Falls	235	17,966,910	27	1,369,000	12	100,805
Ammon	18	1,557,562	0	0	0	0
Bonneville County Un	88	7,385,499	2	100,000	43	781,591
Rexburg	7	980,707	123	3,424,799	0	0
Rigby	4	333,000	0	0	2	5,800
Jefferson County Un	34	2,465,227	0	0	56	886,534
Salmon	1	30,000	0	0	12	0
Lemhi County Un	20	627,049	0	0	25	1,500
St. Anthony	0	0	0	0	2	85,000
TOTAL EASTERN	**466**	**$35,166,722**	**152**	**$4,893,799**	**211**	**$2,731,830**
American Falls	3	$238,000	0	$0	8	$119,000
Power County Un	5	469,000	0	0	10	215,500
Burley	9	625,200	0	0	0	0
Chubbuck	9	665,581	0	0	4	11,800
Montpelier	1	57,000	0	0	0	0
Pocatello	85	6,558,902	0	0	0	0
Bannock County Un	27	2,009,417	0	0	5	148,400
Preston	5	403,000	0	0	0	0
Franklin County Un	6	248,000	0	0	0	0
Rupert	2	129,942	0	0	5	93,000
Minidoka County Un	10	647,688	0	0	17	247,800
Soda Springs	2	97,440	0	0	0	0
TOTAL SOUTHEASTERN	**164**	**$12,149,170**	**0**	**$0**	**49**	**$835,500**
TOTAL 56 LOCATIONS	3,436	$306,377,412	594	$22,767,578	708	$6,167,734

**Post Falls has replaced Benewah County.*

Source: FSBI, NA